

CITY of OAKLAND

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	396,300
Annual Single-Family Units Permitted (1996-98, Avg.):	182
Annual Multi-Family Units Permitted (1996-98, Avg.):	195
Total Annual Residential Units Permitted (1996-98, Avg.):	377

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	-	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	N	<input type="checkbox"/> 15. Local Traffic Mitigation Fees	-
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	N	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	N	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	N	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu-Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	N	<input type="checkbox"/> 26. Special Assessment District Fees	-

iii. Possible Fee Reductions or Waivers:

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	none

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports:

-none

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of New Subdivision in this Jurisdiction: Flatlands
West Oakland

iii. Expected Environmental Assessment Determination: Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets, alleys, and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps
-Common Amenities / Open Space:	-no common amenities; private open space requirement on sq.ft./unit basis
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Homeowners' Association
-Typical Reporting:	-soils, flood plain, drainage basin, traffic, sound; assessment if near fault; if site > 5 acres need storm water pollution prev'n plan

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	125.69
Private Garage Valuation Price per Sq. Ft.	39.44
Total Valuation per Unit	330,001
Total Valuation per 25 Unit Subdivision Model	8,250,025

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		907
Zone Change Application Fee	flat		907
Tentative Map Fee	3663 + 51/lot		4,938
Final Map Fee	1750 flat + 150/lot		5,500
Major Conditional Use Permit Fee	flat ¹		1,793
Initial Environmental Study	included in CUP ²		-
Subtotal Planning Fees			14,045

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,582	39,550
Building Plan Check Fee	70% of Bldg Permit Fee @ 1107.40/unit		27,685
Building Permit Issuance Fee	41/permit	41	1,025
Records Management Fee	7.5% of Bldg Permit Fee @ 118.65/unit		2,966
Process Coordination Fee	10% of Bldg Permit Fee @ 158.20/unit		3,955
Engineering Improve. Pln Chk Application Fee	flat		41
Engineering Improvement Plan Check Fee	schedule based on val'n		15,205
Engineering Improvement Inspection Fee	7% of Improvement val'n (500,000)		35,000
Engineering Records Management Fee	7.5% of Improvement Inspection Fee		2,625
General Plan Revision Fee	.001 x improvement val'n		500
Grading Permit Fee	schedule based on CY		7,094
State Energy/Access Regulations Plan Chk Fee	25% of Bldg Permit Fee @ 395.50/unit		9,888
Strong Motion Instrumentation Fee (SMIP)	.00007 x val'n	23.10	578
General Plan Revision Fee	.001 x building val'n	330	8,250
New Address Fee	flat per unit	26	650

Electrical Permit Fee	per fixture count	115	2,875
Plumbing Permit Fee	per fixture count	115	2,875
Mechanical Permit Fee	per fixture count	200	5,000
Electrical Permit Surcharge	7.5% of Permit Fee	8.63	216
Plumbing Permit Surcharge	7.5% of Permit Fee	8.63	216
Mechanical Permit Surcharge	7.5% of Permit Fee	15	375
Electrical Permit Issuance Fee	41/permit	41	1,025
Plumbing Permit Issuance Fee	41/permit	41	1,025
Mechanical Permit Issuance Fee	41/permit	41	1,025
Subtotal Plan Check, Permit & Inspection Fees			169,644

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Oakland USD - School Impact Fee	1.93/sf	4,825	120,625
EBMUD - Water Meter Connection Fee ³	13 @ 2580/meter	2,580	33,540
EBMUD - Account Establishment Fee	25/meter	25	625
EBMUD - Water Capacity Fee ⁵	flat per unit	1,750	43,750
EBMUD - Sewer Capacity Fee ⁵	flat per unit	605	15,125
City - Bedroom Tax	4 bdrm/unit @ 100/bdrm	400	10,000
City - Sewer Permit Fee ³	13 @ 837/connection		10,881
City - Sewer Connection to New Main Fee ⁴	12 @ 591/connection		7,092
Subtotal Infrastructure, Impact & District Fees			241,638

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	425,327
Total Fees per Unit (total from above / 25 units)	17,013

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of New Infill Unit in this Jurisdiction:	Flatlands
iii. Expected Environmental Assessment Determination:	Categorical Exemption
iv. Typical Jurisdictional Requirements for this Model:	

-Site Improvements	-match current neighborhood infrastructural standards; street trees, driveway, alley dedication
-Typical Reporting:	-none required

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	125.69
Private Garage Valuation Price per Sq. Ft.	39.44
Total Valuation per Model	330,001

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Design Review Fee	flat ⁶		836
Categorical Exemption Fee	flat		103
Subtotal Planning Fees			939

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,582	1,582
Building Plan Check Fee	70% of Bldg Permit Fee @ 1107.40/unit		1,107
Building Permit Issuance Fee	41/permit	41	41
Records Management Fee	7.5% of Bldg Permit Fee @ 118.65/unit		119
Process Coordination Fee	10% of Bldg Permit Fee @ 158.20/unit		158
Grading Permit Fee	schedule based on CY		3,094
State Energy/Access Regulations Plan Chk Fee	25% of Bldg Permit Fee @ 395.50/unit		396
Strong Motion Instrumentation Fee (SMIP)	.00007 x val'n	23.10	23
General Plan Revision Fee	.001 x val'n	330	330
New Address Fee	flat per unit	26	26
Electrical Permit Fee	per fixture count	115	115
Plumbing Permit Fee	per fixture count	115	115
Mechanical Permit Fee	per fixture count	200	200
Electrical Permit Surcharge	7.5% of Permit Fee	8.63	9
Plumbing Permit Surcharge	7.5% of Permit Fee	8.63	9
Mechanical Permit Surcharge	7.5% of Permit Fee	15	15
Electrical Permit Issuance Fee	41/permit	41	41
Plumbing Permit Issuance Fee	41/permit	41	41
Mechanical Permit Issuance Fee	41/permit	41	41
Subtotal Plan Check, Permit & Inspection Fees			7,462

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Oakland USD - School Impact Fee	1.93/sf	4,825	4,825
EBMUD - Water Meter Connection Fee ³	1 @ 2580/meter	2,580	2,580
EBMUD - Account Establishment Fee	25/meter	25	25
EBMUD - Water Capacity Fee ⁵	flat per unit	1,750	1,750
EBMUD - Sewer Capacity Fee ⁵	flat per unit	605	605
City - Sewer Permit Fee ³	837/connection	837	837
City - Bedroom Tax	4 @ 100/bedroom /unit	400	400
Subtotal Infrastructure, Impact & District Fees			11,022

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	19,423
--	---------------

D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:	Flatlands West Oakland
iii. Expected Environmental Assessment Determination:	Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets, alleys, and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps
-Common Amenities / Open Space:	-no common amenities; private open space requirement on sq.ft./unit basis
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Management Agreement
-Typical Reporting:	-soils, flood plain, drainage basin, traffic, sound; possible seismic hazard assessment if near fault; if site > 5 acres need storm water pollution prev'n plan

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	90.27
Private Garage Valuation Price per Sq. Ft.	29.90
Total Valuation per Unit	96,680
Total Valuation per 45 Unit Subdivision Model	4,350,600

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		907
Zone Change Application Fee	flat		907
Major Conditional Use Permit Fee	flat ¹		1,793
Initial Environmental Study	included in CUP ²		-
Subtotal Planning Fees			3,607

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	612.06	27,543
Building Plan Check Fee	70% of Bldg Permit Fee @ 428.44/unit		19,280
Building Permit Issuance Fee	41/permit	41	1,845
Records Management Fee	7.5% of Bldg Permit Fee @ 45.90/unit		2,066
Process Coordination Fee	10% of Bldg Permit Fee @ 61.21/unit		2,754
Engineering Improve. Pln Chk Application Fee	flat		41
Engineering Improvement Plan Check Fee	schedule based on val'n		15,205
Engineering Improvement Inspection Fee	7% of Improvement val'n (500,000)		35,000
Engineering Records Management Fee	7.5% of Improvement Inspection Fee		2,625
General Plan Revision Fee	.001 x improvement val'n		500
Grading Permit Fee	schedule based on CY		6,094
State Energy/Access Regulations Plan Chk Fee	25% of Bldg Permit Fee @ 153.02/unit		6,886
Strong Motion Instrumentation Fee (SMIP)	.00015 x val'n	14.50	653
General Plan Revision Fee	.001 x val'n	96.68	4,351
New Address Fee	flat per unit	26	1,170
Electrical Permit Fee	per fixture count	139	6,255
Plumbing Permit Fee	per fixture count	115	5,175
Mechanical Permit Fee	per fixture count	200	9,000
Electrical Permit Surcharge	7.5% of Permit Fee	10.43	540
Plumbing Permit Surcharge	7.5% of Permit Fee	8.63	446
Mechanical Permit Surcharge	7.5% of Permit Fee	15.00	776
Electrical Permit Issuance Fee	41/permit	41	1,845
Plumbing Permit Issuance Fee	41/permit	41	1,845
Mechanical Permit Issuance Fee	41/permit	41	1,845
Subtotal Plan Check, Permit & Inspection Fees			153,740

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Oakland USD- School Impact Fee	1.93/sf	1,930	86,850
EBMUD - Water Meter Connection Fee ³	19 @ 2580/meter	2,580	49,020
EBMUD - Account Establishment Fee	25/meter	25	1,125
EBMUD - Water Capacity Fee ⁵	flat per unit	1,750	78,750
EBMUD - Sewer Capacity Fee ⁵	flat per unit	605	27,225
City - Sewer Permit Fee ³	13 @ 837/connection		10,881
City - Sewer Connection to New Main Fee ⁴	12 @ 591/connection		7,092
City - Bedroom Tax	2 @ 100/bedroom /unit	200	9,000
Subtotal Infrastructure, Impact & District Fees			269,943

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	427,290
Total Fees per Unit (total from above / 45 units)	9,495

Notes: ¹ If a Zone Change, General Plan Amendment, and Major CUP are all processed at the same time, the applicant is only charged the \$386 notification fee and \$500 initial study fee once. The \$907 report fee will be charged on all three applications.

² There is no fee for a Mitigated Negative Declaration.

³ Only applies to connections to an existing main.

⁴ Only applies to connections to a new main.

⁵ Fee varies based on location within East Bay Municipal Utility District (EBMUD).

⁶ The Design Review fee may vary based on location. It includes a \$579 report fee and a \$257 notification fee.